

## Samostojeća kuća Sutivan Brač, Sutivan, House



### Seller Info

Name: Dogma Nekretnine  
First Name: Dogma  
Last Name: Nekretnine  
Company Name: Dogma nekretnine d.o.o.  
Service Type: Selling and renting  
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About us: DOGMA nekretnine d.o.o. is an experienced and licensed agency specializing in real estate. We have been present in this business for more than 20 years - from a small agency with only two employees through many years of work and effort, we have grown into a company with over 80 employees. In that period, with our work and attitude towards clients and business, we became the leading agency in the Primorje-Gorski Kotar County and the leading in Croatia. The Agency currently operates at the following locations: headquarters in Rijeka, F. la Guardia.6, branch office within the Tower Center Rijeka, J.P.Kamova 81a (4th floor), branch office in Opatija, Maršala Tita 97, branch office in Labin, Ulica Slobode 3; branch office in Umag, Joakima Rakovca 4, branch office in Pula, Anticova 5 and in Zagreb,

Ulica grada Vukovara 284  
(Almeria building D). Our  
teams are at your disposal in all  
locations!

## Listing details

### Common

Title:	Samostojeća kuća Sutivan Brač
Property for:	Sale
House type:	detached
Property area:	370 m <sup>2</sup>
Lot Size:	542 m <sup>2</sup>
Bedrooms:	8
Bathrooms:	4
Price:	950,000.00 €
Updated:	Oct 29, 2024

### Location

Country:	Croatia
State/Region/Province:	Splitsko-dalmatinska županija
City:	Sutivan
City area:	Sutivan
ZIP code:	21403



### Permits

Building permit:	yes
Ownership certificate:	yes

### Additional information

Energy efficiency:	In preparation
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### Description

Description: A beautiful house for sale in Sutivan, Brač. The house consists of a ground floor, a first floor and a large attic with a balcony. The land area with the house, garden and pool is 544m<sup>2</sup>. The main entrance is connected to all rooms on the ground floor of the house, and the staircase is located in the middle of the house (it has two roofs) leading to the first floor and the attic. On the ground floor is an apartment with a private pool and terrace (4.8m<sup>2</sup>), a large garden with orange, lemon, grapefruit, kiwi and other vegetables. The apartment is 80m<sup>2</sup> in size, with two bedrooms, kitchen, large living room, two bathrooms. Also on the ground floor are two connected garages (37m<sup>2</sup>), a tavern with a window (40m<sup>2</sup>) with a corridor connecting the apartment, boiler room, storage room (23m<sup>2</sup>). The hallway is 17m<sup>2</sup>. On the first floor is a large apartment (150m<sup>2</sup>, + 48m<sup>2</sup> balcony), with a large living room and dining room (69m<sup>2</sup>), kitchen (12m<sup>2</sup>), two balconies. The

first balcony is 38m<sup>2</sup> with a large stone table and external stairs, the second is 10m<sup>2</sup> and is glazed. It has 3 bedrooms. Room 1: 17.50m<sup>2</sup> Room 2: 15.20 m<sup>2</sup> Room 3: 10.20m<sup>2</sup> Corridor (16.60m<sup>2</sup>) connecting all rooms. There are two bathrooms, one is a full bathroom with bathtub and shower (6m<sup>2</sup>), and the other (3.10m<sup>2</sup>). The stairs lead to the attic and the balcony located between the two roofs. The attic is made with insulation and wooden cladding (60m<sup>2</sup>) with an initial height of 60cm. Also, the attic can be upgraded to a high floor. Around the house there is a lot of space with gardens with all kinds of fruit trees such as grape, kiwi, orange, lemon, grapefruit, apple and pomegranate trees. Ownership is 1/1. This property is an ideal investment. Brač is generally known for its beautiful beaches, including the famous Zlatni Rat beach in the town of Bol. Visitors to Sutivan can explore the island's natural beauty, historical sites and participate in various outdoor activities such as hiking, cycling and water sports. For more information and a viewing, contact us with confidence. Ljubica Plazibat +385 994056127 ljubica.plazibat@dogma-nekretnine.com ID CODE: ST1830

### Additional contact info

Reference Number: 671398  
Agency ref id: ST1830